



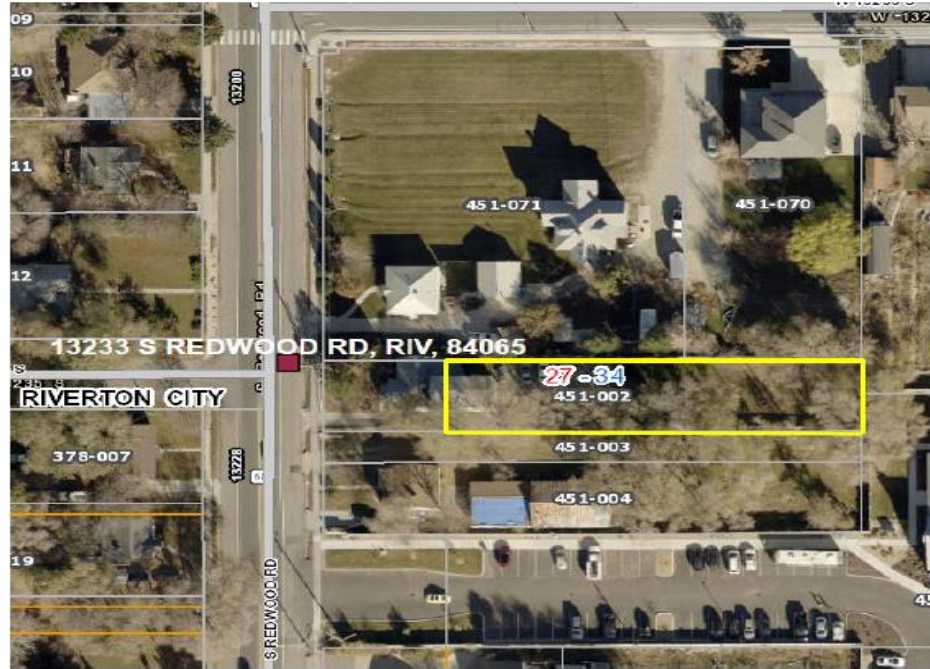
SURPLUS LAND PARCEL INFORMATION SHEET

Pin	<u>4310</u>
Project	<u>SP-0068(32)36</u>
Parcel	<u>3:TQ</u>
Tax ID	<u>27-34-451-002</u>

Auction Date: November 16, 2017

ADDRESS

13233 South Redwood Road, Riverton



**Minimum Bid
Deposit (10%)**

\$135,000.00

\$13,500.00 *(Subject to change due to actual sale amount at time of auction)*

COUNTY

Salt Lake

SQ. FT.

11,390

ACRES

0.261

GENERAL INFORMATION

CLOSING COSTS

*****ALL CLOSING COSTS ARE DUE FROM**

THE PREVAILING BIDDER AT THE TIME OF THE AUCTION***

Engineering Document Preparation	\$1,000.00
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Appraisal Costs:	\$2,200.00
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Administrative Fee	\$250.00
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Sales Processing Costs	\$500.00
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TOTAL CLOSING COSTS	\$3,950.00
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Legal Description	Section	34	Township	3S	Range	1W	Meridian	S.L.B. & M
	Beginning at a point in the southerly boundary line of said entire tract which point is 1,054.71 feet (1046 feet by record) North along the quarter section line and 101.00 feet East from the Southwest Corner of the Southeast Quarter of said Section 34, said point is also approximately 67.00 feet perpendicularly distant easterly from the Redwood Road (SR-68) Control Line (Reference Project No. S-0068(95)41) opposite engineer station 46+98.41; and running thence North 7.59 feet along a line parallel to said control line to a point opposite engineer station 47+06.00; thence N.03°48'52"E. 42.50 feet to a point in the northerly boundary line of said entire tract which point is 69.83 feet perpendicularly distant easterly from said control line; thence East 226.17 feet along said northerly boundary line to the easterly boundary line of said entire tract; thence South 50.00 feet along said easterly boundary line to said southerly boundary line; thence West 229.00 feet along said southerly boundary line to the point of beginning. The above described parcel of land contains 11,390 square feet or 0.261 acre in area, more or less.							
Access	Access Is from SR-68 (Redwood Road)							
Reservations of Sale	<ol style="list-style-type: none"> 1. Parcel is subject to a <u>Perpetual Easement</u>. (See attached Quit Claim Deed) 2. Signs , Billboards, Outdoor Advertising Structures, or advertising of any kind as defined in 23 United States Code, Section 135, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principle activities conducted on this land. 3. Together with and subject to any and all easements, rights or way and restrictions appearing of record or enforceable in law and equity. 4. Junkyards, as defined in 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of land. 							
Disclosures	The First Right of Refusal does not apply to this property.							
For Additional Information Contact	Deryl Davis Surplus Land Coordinator Office: 801-965-4701 Cell: 385-222-6664 ddavis@utah.gov		Brad Daley Surplus Land Program Manager Office: 801-965-4282 Cell: 801-633-6250 bdaley@utah.gov		Shirleen Hancock ROW Deputy Director Property Management Office: 801-965-4438 Cell: 801-633-4723 shirleenhancock@utah.gov			

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Quit Claim Deed

Salt Lake County

Tax ID No.	27-34-451-002
PIN No.	4310
Reference PIN No.	11203
Project No.	SP-0068(32)36
Reference Project No.	S-0068(95)41
Parcel No.	0068:03:TQ

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Director of Right of Way, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby Quit Claims to _____, Grantee, at _____, County of _____, State of _____, Zip _____, for the sum of _____ TEN (\$10.00) _____, Dollars, and other good and valuable considerations, the following described parcel of land in Salt Lake County, State of Utah, to-wit:

A tract of land, being part of an entire tract of property, situate in the SW1/4SE1/4 of Section 34, T.3S., R.1W., S.L.B.&M. The boundaries of said tract of land are described as follows:

Beginning at a point in the southerly boundary line of said entire tract which point is 1,054.71 feet (1046 feet by record) North along the quarter section line and 101.00 feet East from the Southwest Corner of the Southeast Quarter of said Section 34, said point is also approximately 67.00 feet perpendicularly distant easterly from the Redwood Road (SR-68) Control Line (Reference Project No. S-0068(95)41) opposite engineer station 46+98.41; and running thence North 7.59 feet along a line parallel to said control line to a point opposite engineer station 47+06.00; thence N.03°48'52"E. 42.50 feet to a point in the northerly boundary line of said entire tract which point is 69.83 feet perpendicularly distant easterly from said control line; thence East 226.17 feet along said northerly boundary line to the easterly boundary line of

Continued on Page 2
UDOT RW-OSUDA (11-01-03)

PIN No.	4310
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said entire tract; thence South 50.00 feet along said easterly boundary line to said southerly boundary line; thence West 229.00 feet along said southerly boundary line to the point of beginning. The above described parcel of land contains 11,390 square feet or 0.261 acre in area, more or less.

(Note: Rotate all bearings in the above description 00°12'50" clockwise to obtain highway bearings.)

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in Title 23 United States Code, Section 131, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land.

The grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above property.

Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity.

Junkyards, as defined in Title 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands.

Subject To a Perpetual Easement, Parcel No. 0068:03:E

RESERVING THEREFROM UNTO GRANTOR ITS SUCCESSORS AND ASSIGNS, a perpetual easement, upon part of an entire tract of property, in the SW1/4SE1/4 of Section 34, T.3S., R.1W., S.L.B.&M., in Salt Lake County, Utah, for the purpose of constructing and maintaining thereon public utilities and appurtenant parts thereof including, but not limited to ATMS fiber optic conduit, electrical service and distribution lines, culinary and irrigation water facilities; and highway appurtenances including, but not limited to slopes, street and signal lighting facilities, directional and traffic information signs to facilitate the construction of the existing Redwood Road (SR-68) known as Project No. S-0068(95)41. The easement includes the right to maintain and continue the existence of said cut and/or fill slopes in the same grade and slope ratio as constructed by UDOT. The easement shall run with the Real Property and shall be binding upon the Grantee and the Grantee's successors, heirs and assigns, and reserves therefrom unto the Grantor all rights to change the vertical distance or grade of said cut and/or fill slopes.

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UDOT RW-05UDA (11-01-03)

The boundaries of said part of an entire tract of land are described as follows:

Beginning at a point in the southerly boundary line of said entire tract which is 1,054.71 feet (1046 feet by record) North along the quarter section line and 101.00 feet East from the Southwest Corner of the Southeast Quarter of said Section 34, said point is also approximately 67.00 feet perpendicularly distant easterly from the Redwood Road (SR-68) Control Line opposite engineer station 46+98.41; and running thence North 7.59 feet along a line parallel to said control line to a point opposite engineer station 47+06.00; thence N.03°48'50"E. 42.50 feet to a point in the northerly boundary line of said entire tract which point is 69.83 feet perpendicularly distant easterly from said control line; thence East 5.17 feet along said northerly boundary line; thence South 50.00 feet to the southerly boundary line of said entire tract; thence West 8.00 feet along said southerly boundary line to the point of beginning. The above described part of an entire tract of land contains 340 square feet or 0.008 acre in area, more or less.

(Note: Rotate all bearings in the above description 00°12'50" clockwise to obtain highway bearings.)

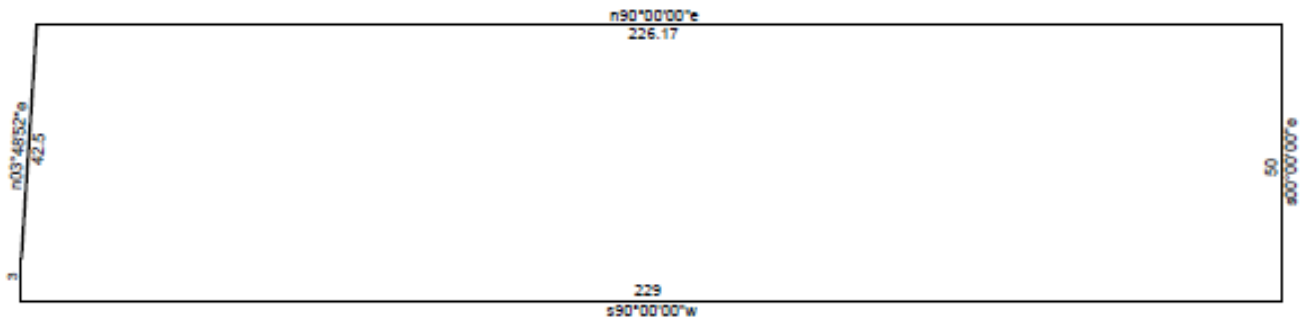
After said public utilities and appurtenant parts thereof are constructed on the above described part of an entire tract at the expense of the Utah Department of Transportation, said Utah Department of Transportation is thereafter relieved of any further claim or demand for costs, damages or maintenance charges which may accrue against said public utilities and appurtenant parts thereof.

PIN No. 4310
Project No. SP-0068(32)36
Parcel No. 0068:03:TQ

STATE OF UTAH) UTAH DEPARTMENT OF TRANSPORTATION
) ss.
COUNTY OF SALT LAKE) By _____

WITNESS my hand and official stamp the date in this certificate first above written:

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Parcel 03:TQ

11/1/2016

Scale: 1 inch= 30 feet

File: 4310_SP-0068(32)36_01Q_03_TQ_Deedplot.ndp

Tract 1: 0.2615 Acres (11390 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/112536), Perimeter=555 ft.

01 /n00.0000w 1054.71

07 s90.0000w 229

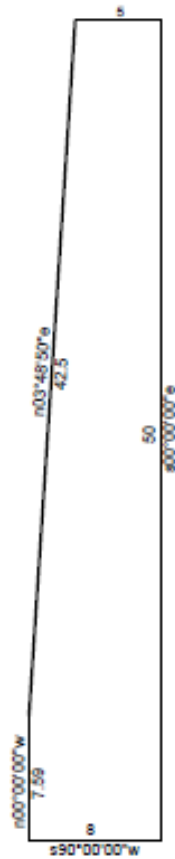
02 /n90.0000e 101

03 n00.0000w 7.59

04 n03.4852e 42.5

05 n90.0000e 226.17

06 s00.0000e 50



Parcel 03:E

11/1/2016

Scale: 1 inch= 10 feet

File: 4310_SP-0068(32)36_01Q_03_E_Deedplot.ndp

Tract 1: 0.0078 Acres (340 Sq. Feet), Closure: n36.4602e 0.01 ft. (1/22009), Perimeter=113 ft.

01 /n00.0000w 1054.71

07 s90.0000w 8

02 /n90.0000e 101

03 n00.0000w 7.59

04 n03.4850e 42.5

05 n90.0000e 5.17

06 s00.0000e 50

